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Web Ref CL18269



**R29,545 pm**

**Gross Monthly Rental R29,545 Excl. VAT**

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**Second Floor Office To Let At Skyscape Terraces In Bellville**

Skyscape Terraces is located in the Bellville Business Park in DJ Wood Way with Mike Pienaar Boulevard (M16) on the Northern Boundary, Voortrekker Road to the East and the Oosterzee Train Station on the South. Settlers High School is located on the Western boundary. This five level building has two floor of basement parking and three levels offices, linked with a lift and internal stairs. There is a security counter on the ground floor.

This 311m<sup>2</sup> office is located on the second floor with carpeted floors, open space offices, various closed offices, boardrooms, and a kitchenette. There is communal toilets on the second floor. The internal layout can be altered to suit the tenant's requirements and includes a Tenants Allowance by the Landlord equal to 1.5 months' rent per year of the signed lease.

**Features**

**Zoning** Commercial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	311m <sup>2</sup>
		Parking Ratio	4 bays / 100 m <sup>2</sup>		

**Extras**

- Basement Parking: R750.00 per bay excluding VAT - Open Parking: R500.00 per bay excluding VAT

